

382 Marine Road East, Morecambe, LA4 5AJ



£450,000

Really spacious flats currently used as a home with an income both enjoying excellent views to the front with the 2 SUBSTANTIAL FLATS, MARINE ROAD EAST, MORECAMBE
Traditional End House
Two Large Self-Contained Flats
Stair lift in flat 2
Rear Parking With Two Garages
Walking Distance To Proposed Eden Project
First Floor Currently Occupied As A Home

Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay, looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives, including the proposed Eden Project for which a planning application has been submitted and approved but awaits satisfactory funding.

Designed to take into account the ecology of the Bay, the Eden Project will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Accommodation

Traditional substantial end terraced residence in prime sea front location.

The property has been split into 2 fully self contained flats for a number of years which provide a home with an income. Traditional substantial end terraced residence in prime sea

front location.

Excellent open marine views to the front and the additional benefit of some off road parking to the rear with each flat having a garage. Front garden area.

Large basement offering excellent storage.

Accommodation comprises Shared Entrance Hall giving access to both apartments.

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Description

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Ground Floor

Shared Front Entrance

Flat 1

Holiday flat, operates as a small business with business rating. Sold with all furniture and fittings as an ongoing business.

Private Entrance Hall

Radiator, access to Basement.

Lounge

5.49m x 4.29m (18'0" x 14'1")
Maximum overall measurement into Upvc double glazed front bay window, radiators, fireplace feature with fitted electric fire.

Bedroom

c4.32m x 4.24m (c14'2" x 13'11")
Upvc double glazed rear window, radiator.

Dining Kitchen

4.06m x 3.33m (13'4" x 10'11")
Sink unit, good range of fitted wall and floor units, tiled splashback, plumbing for both autowasher and dishwasher, Upvc double glazed side window, heated towel radiator.

Rear Hallway

Tiled flooring, gas boiler.

Bathroom/w.c.

Bath with shower mixer tap, wash basin, toilet, wall tiling, tiled flooring, Upvc double glazed rear window.

Conservatory

2.87m x 1.85m (9'5" x 6'1")
Upvc double glazed windows with french door to the rear garden, radiator.

Flat 2

Sold with furniture and fitting.

Private Entrance

With staircase leading off.

First Floor



Galleried Landing

Radiator.

Lounge

5.49m x 3.86m (18'0" x 12'8")

Maximum overall measurement into Upvc double glazed front bay window, radiator, fireplace feature with fitted gas fire.

Bedroom 1

4.34m x 4.24m (14'3" x 13'11")

Upvc double glazed rear window, radiator.

Bedroom 2

3.61m x 2.44m (11'10" x 8'0")

Feature front oriel window, radiator.

Dining Kitchen

3.76m x 3.18m (12'4" x 10'5")

Sink unit, fitted wall and floor units, tiled splashback, gas boiler, Upvc double glazed rear window, heated towel radiator, rear stable door to balcony with staircase leading down to the rear garden.

Bathroom/w.c.

Spacious bathroom, 4 piece suite, corner bath, step in shower cubicle, wash basin, toilet, tiled flooring, wall splashback, Upvc double glazed side windows.

Basement

5.36m x 4.01m (17'7" x 13'2")

Large storage area plus further storage in 4 other sections.

Exterior

Front garden area. Rear access for cars leading to 2 Garages.

Services

All mains services available. Each flat has separate services and gas central heating from separate boilers.

TOTAL

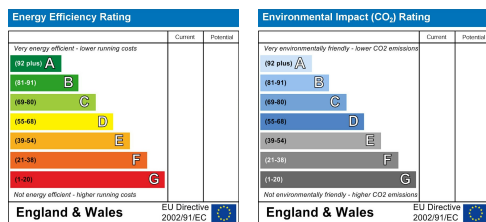
2,400 Sq Ft / 222.96 Sq M

Services

EPC

Flat 1 - D

Flat 2 - C



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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2384.39 ft²
221.52 m²

Reduced headroom

181.83 ft²
16.89 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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